



KENNET PLACE,
MARLBOROUGH

Carter Jonas

9 KENNET PLACE, MARLBOROUGH, WILTSHIRE, SN8 1NG

AMENITIES

- New gas boiler installed in June '24
- New kitchen and bathroom
- No onward chain
- Early 19th Century
- Grade II Listed
- Private rear garden
- Central location
- Excellent local amenities

SITUATION

This period house is moments from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema close by on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links are at Pewsey, Great Bedwyn with M4 connections at Swindon and Hungerford.

DESCRIPTION

Situated just 0.1 miles from Marlborough High Street, 9 Kennet Place is a charming Grade II listed cottage of whitewashed brick elevations under a slate roof.

As you enter the property, you are welcomed by a generous sitting room centred around the fireplace with gas connection. Due to its southerly aspect, this room enjoys lots of natural light and looks out over the River Kennet. The modern and recently installed kitchen is located at the rear of the house and has a door leading to the patio garden.

The ground floor accommodation is completed by the well-appointed bathroom with a shower over the bath and opposite is a large understairs storage cupboard.

Upstairs there are two double bedrooms with ample space and the principal bedroom, located to the front of the property, benefits from a built-in wardrobe.

A GRADE II LISTED TWO BEDROOM COTTAGE IN CENTRAL MARLBOROUGH OVERLOOKING THE RIVER, JUST A SHORT WALK TO THE HIGH STREET.



OUTSIDE

There is an attractive enclosed courtyard garden to the rear of the cottage. The garden is mainly paved and is enclosed by close board fencing. There is also a brick-built storage shed to the rear. The new Residents' On Street Parking Scheme for Kennet Place allows residents and visitors the opportunity to park within the residents only parking areas without restriction when registered with a Resident's Permit or a Visitor's Permit.

SERVICES AND MATERIAL INFORMATION

- CASH BUYERS ONLY
- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details
- Please note that the property flooded on 5th Jan 2024

GUIDE PRICE: £200,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data

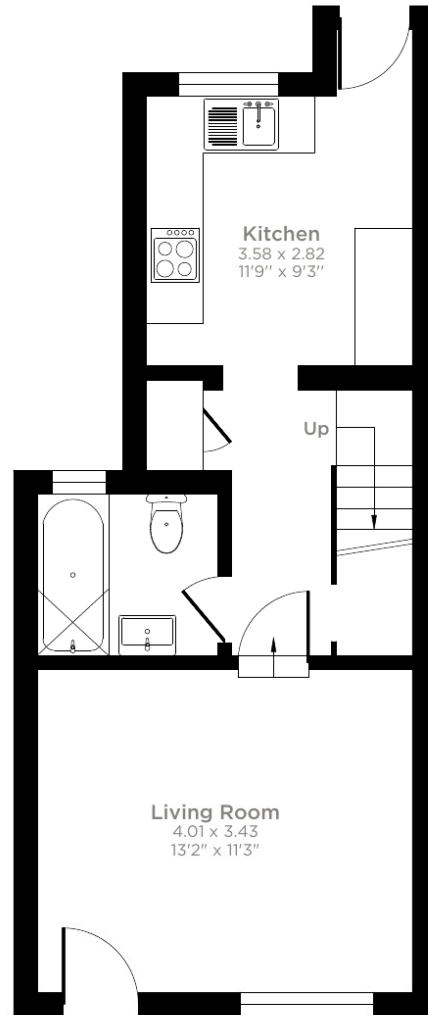


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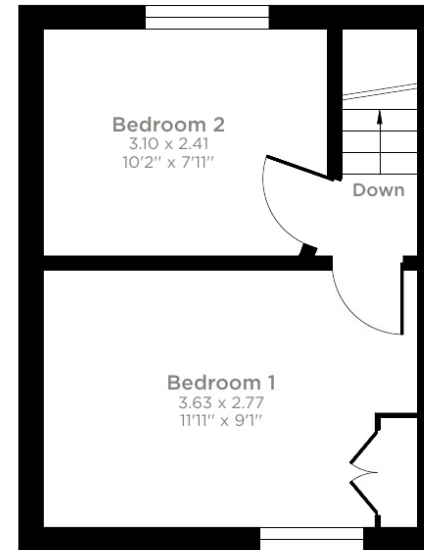
Kennet Place, Marlborough, SN8

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024.
Produced for Carter Jonas. REF: 1161669

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

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